



2014 ANNUAL GENERAL MEETING MINUTES THURSDAY, NOVEMBER 20TH 2014

Following are the minutes from the Annual General Meeting of the Fairway Hills Residents Association. Information contained herein is a public record of the proceedings of the meeting as of November 24th 2014. Any updates since November 24th 2014 and the time of writing are not included. The meeting took place on November 24th 2014 at 7:30 p.m. at Glen Abbey Golf Club. The meeting was presided over by Mr. Paul Ryce, President of the Fairway Hills Residents Association. Attendance is listed below. Addendums to the minutes include Financial Statements for year ending 2014.

Attendance: 23 Households were in attendance this year plus 5 Proxies

Lisa & Paul Ryce
JoAnn Daxner
Carol Mason
Grace McCann
Laura Syer
Drew Doherty
Gary Mark
Tom Hendren
Steve Gibbins
Joe Brandt
Elio Mongiardi

Nicole Hassan
Tina Essaye
Mirjana Wheeler
Peter Sinuita
Miro & Pauline Nowak
Scott Burrows
Daniel Dessureault
Gord Yanow
Paul & Val Richardson
Richard Davis
Keith MacMillan
Karen Black

7:30p.m. Meeting called to order

Paul Ryce welcomed all residents to the 2014 Residents Association meeting acknowledging that without the support of our residents, meetings such as this and decisions surrounding the management of the neighbourhood would not be effective. Paul thanked the residents who were in attendance for taking the time to come out and noted that this meeting was created in order to discuss what issues we face in our neighbourhood and to raise questions. Paul extended a special welcome to 6 new families in the neighbourhood. The Executive of the Association was introduced as follows:

Paul Ryce –President

Lisa Djurfeldt – Vice-President

JoAnn Daxner – Treasurer

Norma Discenza – Secretary

Board Positions

We welcome participation from all our residents so if anyone is interested in joining the board, please contact Paul Ryce.

Thank you to the following Community Partners

A very special thank-you was extended by Paul Ryce to those in the FWH community who chaired committees again this year, lead initiatives or organized events for 2013/2014.

Paul & Val Richardson	Golf Tournament
Lisa Djurfeldt & Keith MacMillan	Landscaping & Lights
Grace McCann, Carol Mason & Pauline Nowak	Ladies Christmas Luncheon
Mirjana Wheeler	Carolling
Al and JoAnn Daxner	Salvation Army Christmas Eve Drive
Nicole & Ryan Hassan	Christmas Luminary Committee
Karen Beaton & Lisa Djurfeldt	Neighbourhood Picnic
Rohit Kumar	Fairway Hills Website
Lisa Ryce	Newsletters, Residents Directory & Bunco

Participation and Volunteering

Paul Ryce expressed how important volunteering and participation is by our neighbours to ensure all Fairway Hill families can continue to enjoy the many events that make our community so special. Paul also wanted to remind our residents that we need to be mindful that our board/committee positions are volunteer positions and to treat our volunteers with consideration and respect as we do the very best we can. Most of your FWH board / volunteers have been doing so for over 5 years which is an amazing commitment to the neighbourhood you live in.

Paul extended a special mention to Keith MacMillan for all the extra work he has done with his assembled team of volunteers. This includes the fence maintenance/replacement quotes, the fence repair from the accident that occurred last year as well as the path widening in the greenspace. Paul also wanted to recognize and thank Rohit Kumar for all his countless hours and hard work in developing and launching a new website for our community. If you have not visited the website recently, be sure to visit www.fairwayhillsoakville.ca to see our informative and professional new look. As always, all committees are always looking for new members so please feel free to reach out to any of the above mentioned members and join one of our groups. Information is available on the website.

Website & Email

If you have not seen our updated and improved website, please do so to find past newsletters, AGM minutes, neighbourhood events and all things related to Fairway Hills. If you have not done so or are new to the neighbourhood, please ensure that we have your household email so that we can communicate with you. If you do not have email, we are happy to provide a hard copy of any correspondence available to you.

7:40p.m. Review 2013 Minutes

- Review of pesticide use on the golf course. If your property backs onto GA or you have any questions, you can visit Golf Canada website for further information. The groundskeeper at GA holds a meeting every fall and extends an invitation to each household in Fairway Hills to discuss the specific steps / pesticide use.
- Coyotes/coyowolves have been spotted in and around the neighbourhood. Please review information on the Town of Oakville website.

- Reminder that perimeter fences that have not yet been painted, need to be once the weather permits. This is mandatory this year
- Brian Hartnett was not available to deliver the landscaping update so Lisa Djurfeldt was able to provide an update with regards to pruning, sprinklers and an open invitation to residents to participate in the landscaping decisions by forming a committee. Unexpected landscaping costs were discussed as graffiti on the entrance wall had to be removed as well as the replacement of a drought resistant shrub and river rock at the entrance.
- Rai Sahi was invited by special invitation by Paul Ryce to discuss the rumours circulating regarding the sale of Glen Abbey Golf Course to developers
- JoAnn Daxner presented the financial statements and stressed that it is every resident's responsibility to remit their annual dues at the beginning of January and not later in the year.

7:50 Approval of the 2013 Minutes

Mirjana Wheeler - motioned to accept
 JoAnn Daxner - seconded
 Motion carried

Current Issues

2014 September Picnic

In response to the weak turnout for the picnic in June, our Board decided that we would try a date in September to see if the numbers would be better. Our picnic was held on September 20th 2014 and thanks to the weather cooperating, we saw the best turnout in several years. It appears that a September event to wrap up the summer is a much better date for everyone in our community and we will continue a September date going forward. The Picnic Committee introduced "tickets" so that they could better estimate attendance.

June 13th Resident Golf Tournament

Paul thanked long time organizers Paul and Val Richardson for their hard work in maintaining this tradition at Glen Abbey. Although the numbers were low, it was a fantastic event and thoroughly enjoyed and appreciated by all.

Pesticides:

Glen Abbey Golf Course has a different set of rules it can adhere to regarding herbicides/pesticides (as opposed to what a home owner must follow) as long as what they use is passed by Health Canada. Health Canada conducted a meeting at Glen Abbey to discuss this very matter. Club Link has on its website a long report about what and how many chemicals are used to manage the greens, including such problems and weeds, fungus, grubs, etc. Paul attended the meeting that was extended to all residents of Fairway Hills and was advised that G.A remains cognizant of spraying when there is minimal impact to the surrounding community. JoAnn reminded residents that they can always approach the groundkeeper at G.A to inquire about their spray schedule.

Fence Painting:

Paul Ryce sent an email to three residents who have yet to have their fences painted the specific paint colour noted in the by-laws. He received a reply from two residents that this will be done in the spring. If this pertains to you, please make plans to have your fence painted once the season permits. Paint color is listed on the website. Thank you for your co-operation.

7:55 p.m. LANDSCAPING

Brian Hartnett was in attendance to present the report for this year. Brian reminded the group that Fairway Hills is the largest privately owned property in Oakville and that fees in other private communities are much higher. Brian acknowledged that this is a great community with wonderful resident involvement and sense of community. He noted that volunteerism is not always easy and a sacrifice but it goes a tremendous way.

He shared that an important policy was developed over the summer with regards to tree replacement. We are aware that many of our mature trees are between 20-30 years of age. As such, given age, disease and storms, trees that do not survive may not necessary be replaced in common areas.

1. If trees are within a cluster of trees, then the tree may not be replaced.
2. If Brian/Landscaping Committee decide that a tree is to be replaced in a common area, then the tree will be replaced with a tree of **original size** as understandably, our budget cannot possibly accommodate a same size replacement
3. If the original species (i.e. Austrian Pine, Ash) is to be replaced, it will be with a **disease resistant species**.
4. Residents may replace/add trees to a common area adjacent to their property (to increase privacy) with their own tree selection based on Board approval. Residents may also choose to extend their landscaping into common areas, again with Board approval.

Sprinklers

Will address the state of the sprinklers in the spring of 2015. 37 sprinkler heads were replaced last season and paid \$3700 in associated fees. Many of these heads were 30 years old.

2015 Proposed Activity & Improvements

Brian proposing that we add mulch to the property. This will improve the esthetics of the property, inhibit weed growth and soil erosion, improve moisture retention and put less stress on plants/trees. The downside is that it is expensive (approximately \$15,000) and would need to add \$5000-\$6000 to the budget each year to maintain. A decision will be made by the Landscaping Committee/Board in the spring of 2015.

Paul thanked Brian for not only all the work he does with regards to landscaping but also his tremendous help in setting up the luminaries in the common areas on Christmas Eve. Brian has volunteered his time to do this on Christmas Eve for over 10 years and has become a very important and valued contributor to our community.

8:12pm Keith MacMillan on fence update

Keith helped to get the fence repaired from the accident. He acknowledged that our fence is a valuable asset to the community. There is 3200 feet of fence along Dorval drive only. To replace our fence with a product from China was estimated at \$176,000. A comparable product from Oakville would cost \$200,000.

Keith reminded everyone that the repair job that was done a few years ago was not the best (removal & repainting) however Brian's re-welded plates are holding up quite well. It is Keith's opinion that an on-site epoxy re-surfacer would be a solid and cost-effective solution. Cost would be \$60,000-\$70,000. Section would be repaired and inspected before we would continue with the rest of the fence. This could be completed over a few years. Brian offered this contact and Keith suggests that if this is acceptable, this solution is much cheaper than replacement as that cost is quite prohibitive.

- Laura Syer asked if the Town of Oakville would support any repair to the fence. JoAnn advised that our former president, Phil deVooght, approached the Town and they were not interested in participating.

8:25pm Financial Update

JoAnn reported that fee collection has been slow as residents are not proactively delivering their fee cheques. As of tonight, there were 12 outstanding dues however there was no concern that these would be collected over the next couple of days. JoAnn will exercise the interest option as per the By-Laws. JoAnn shared that there are 6 residents who chronically do not remit their dues on time. Paul will investigate a legal position on households who are in arrears as a means to deter this practice.

JoAnn advised that once again, we will not be increasing our annual dues.

This year, our landscaping fees saw an increase of \$590 for the ice storm clean-up. The picnic budget was \$3700 so a deficit of \$1700 is anticipated. This leaves us with \$91,000 with equity. JoAnn noted that we are in a good position and as a result, sees no need to increase fees.

Motion to waive the audit

Paul Richardson - motioned

Keith MacMillan seconded

Motion carried

Motion to accept the budget

Paul Richardson – motioned

Lisa Ryce – seconded

Motion carried

- Paul Ryce will investigate the Board's legal position in publishing the names of residents who have not paid their dues after the first installment period (June of each year).
- Elio Mongiardi asked if a list of resident addresses may be better to list as a way to deter residents from non-payment. Paul added that both approaches would be considered by the board.

- Tom Hendren inquired about how the decision would be made regarding moving forward with the mulch and the subsequent expenditure. This would be a decision made jointly by the Board as well as the landscaping committee. The full financial commitment would be considered.
- Gary Mark raised the question regarding obtaining a quote for a surveillance camera at the front entrance. Paul encouraged Gary to obtain that quote and report back to him about the associated costs. Paul also noted that any resident that has their own surveillance camera can advise Halton Police in the event that their recordings may be useful.
- A question was raised regarding crime in the neighbourhood. Paul reminded residents to be vigilant and always report any suspicious activity. Remember to be good neighbours and watch your fellow neighbours property – especially when they are not home.
- Mirjana Wheeler handed out cards, advising everyone that a Fairway Hills Facebook page has been created.

8:55 Adjournment

Paul concluded the AGM with thanking all who took the time to attend and show an interest in the way in which our community is managed. He thanked everyone for their valued input and important questions and encouraged everyone to participate in our annual events.

Motion to adjourn: Mirjana Wheeler motioned
Grace McCann seconded
Motion carried